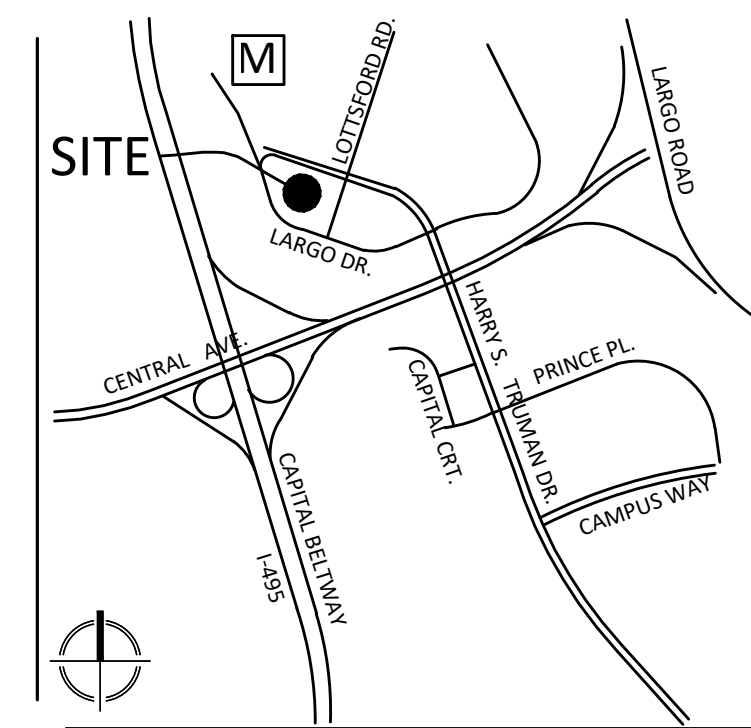


PRELIMINARY PLAN
LARGO PARCEL O
PP-4-21060



VICINITY MAP
SCALE: 1" = 2000'



VIKA MARYLAND, LLC
20251 Century Blvd., Suite 400
Germantown, MD 20874
301.916.4100 | vika.com

Our Site Set on the Future.

PREPARED FOR:
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850.562.1100
CHARLES E. FRAZIER, JR
charles@gatewayMB.com

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1300 CARAWAY COURT
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301.306.0033
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thaller@gibbshaller.com

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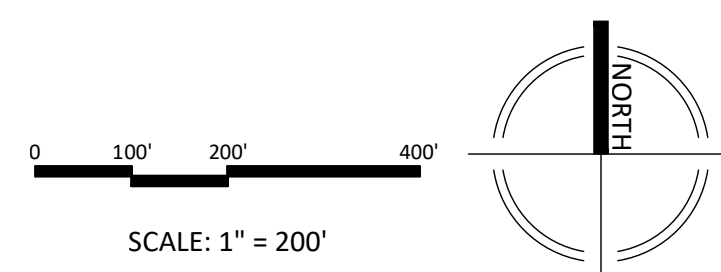
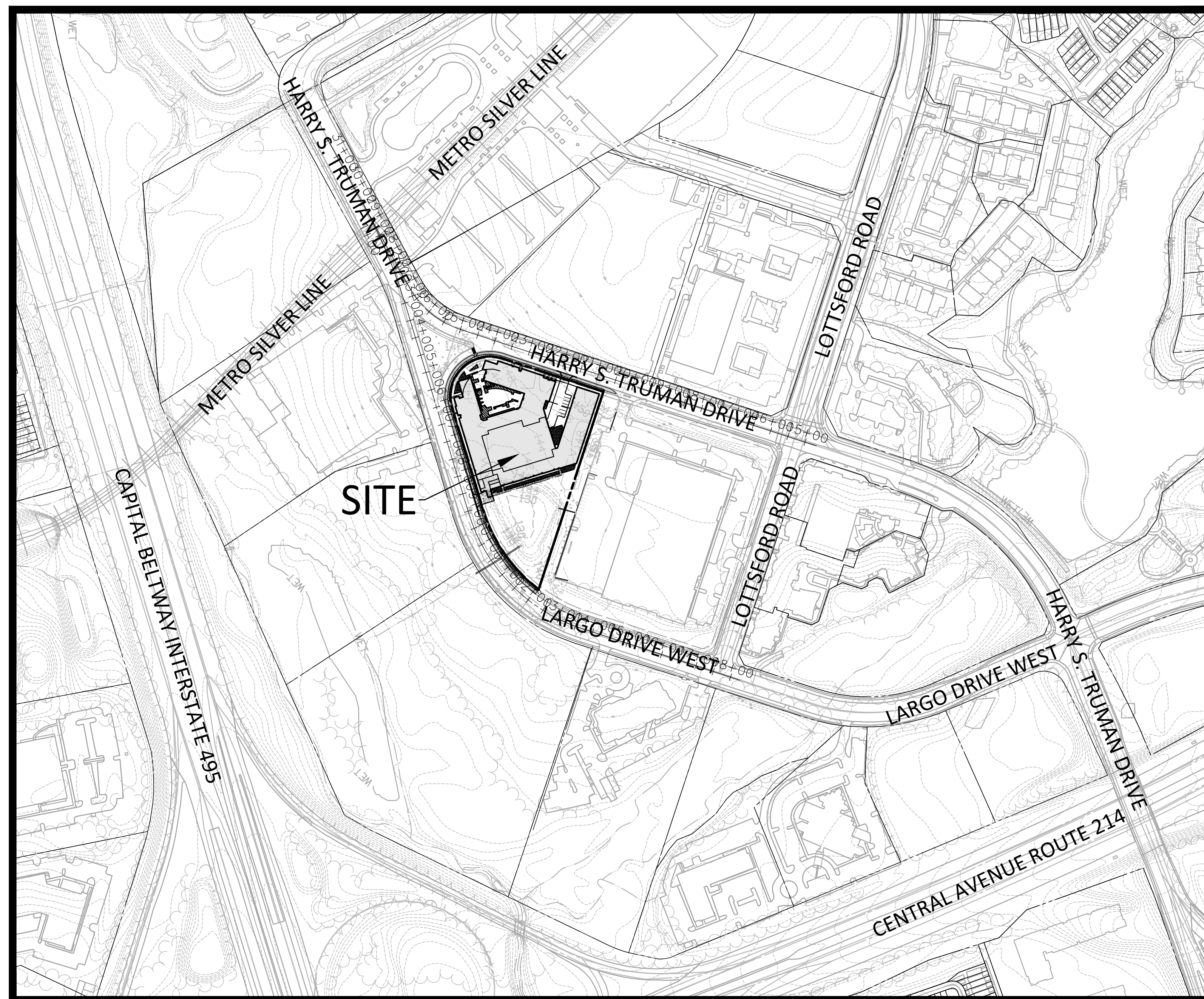
LARGO
PARCEL O

13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 201NE08
TAX MAP:067 D3

PRELIMINARY
PLAN
COVER SHEET

SHEET INDEX

PP-001	COVER SHEET
PP-002	PLAN APPROVALS
PP-003	PRELIMINARY PLAN
PP-004	STREET CROSS SECTIONS

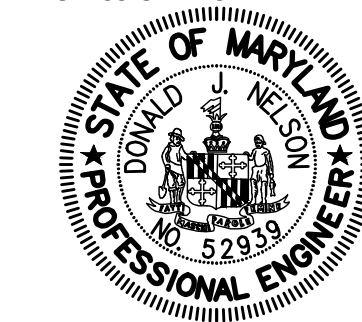
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**"FOR LOCATION OF UTILITIES CALL
8-1-1 or 1-800-257-7777 OR LOG ON TO
www.call811.com or <http://www.missutility.net>
48 HOURS IN ADVANCE OF ANY
WORK IN THIS VICINITY"**

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

LAYOUT: PP=COVER. Plotted By: clemar

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Don Nelson, P.E.
LICENSE No.: 52939
EXPIRATION DATE: July 11, 2022

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DRAWN BY: SG/LA
DESIGNED BY: JS

DATE ISSUED: 2/8/2022

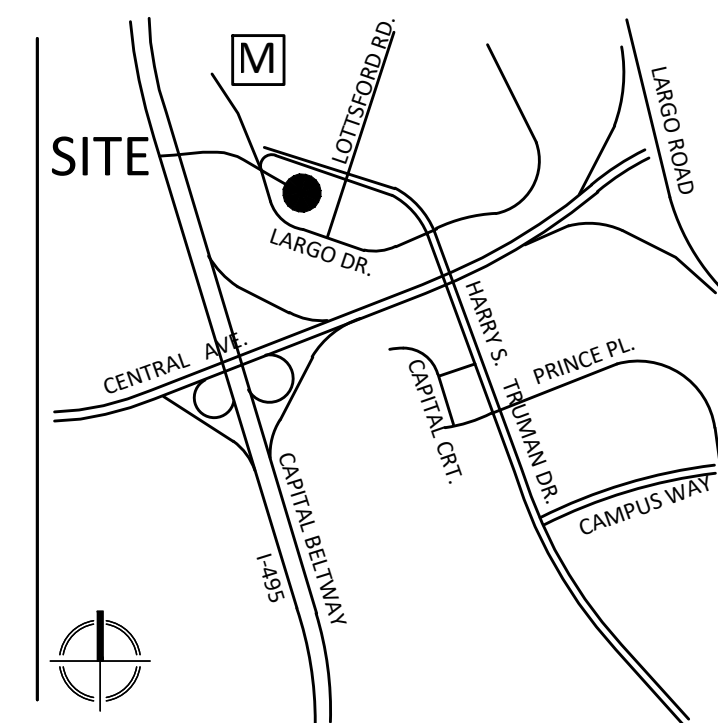
VKA
PROJECT 50556A

DRAWING

NO. _____

SHEET NO. PP-001

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<p>PROJECT NAME: _____</p>	
<p>PROJECT NUMBER: PP-4-21060</p> <p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i> <i>Revisions numbers must be included in the Project Number</i></p>	



VICINITY MAP
SCALE: 1" = 2000'



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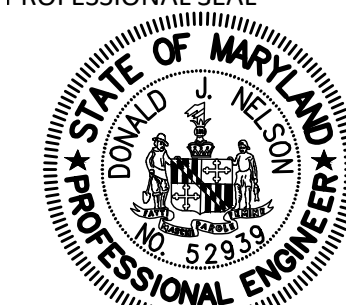
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LARGO
PARCEL O

PARCEL O
13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 201NE08
TAX MAP:067 D3

PRELIMINARY PLAN

PROFESSIONAL SEAL



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
ENGINEER'S NAME: Don Nelson, P.E.
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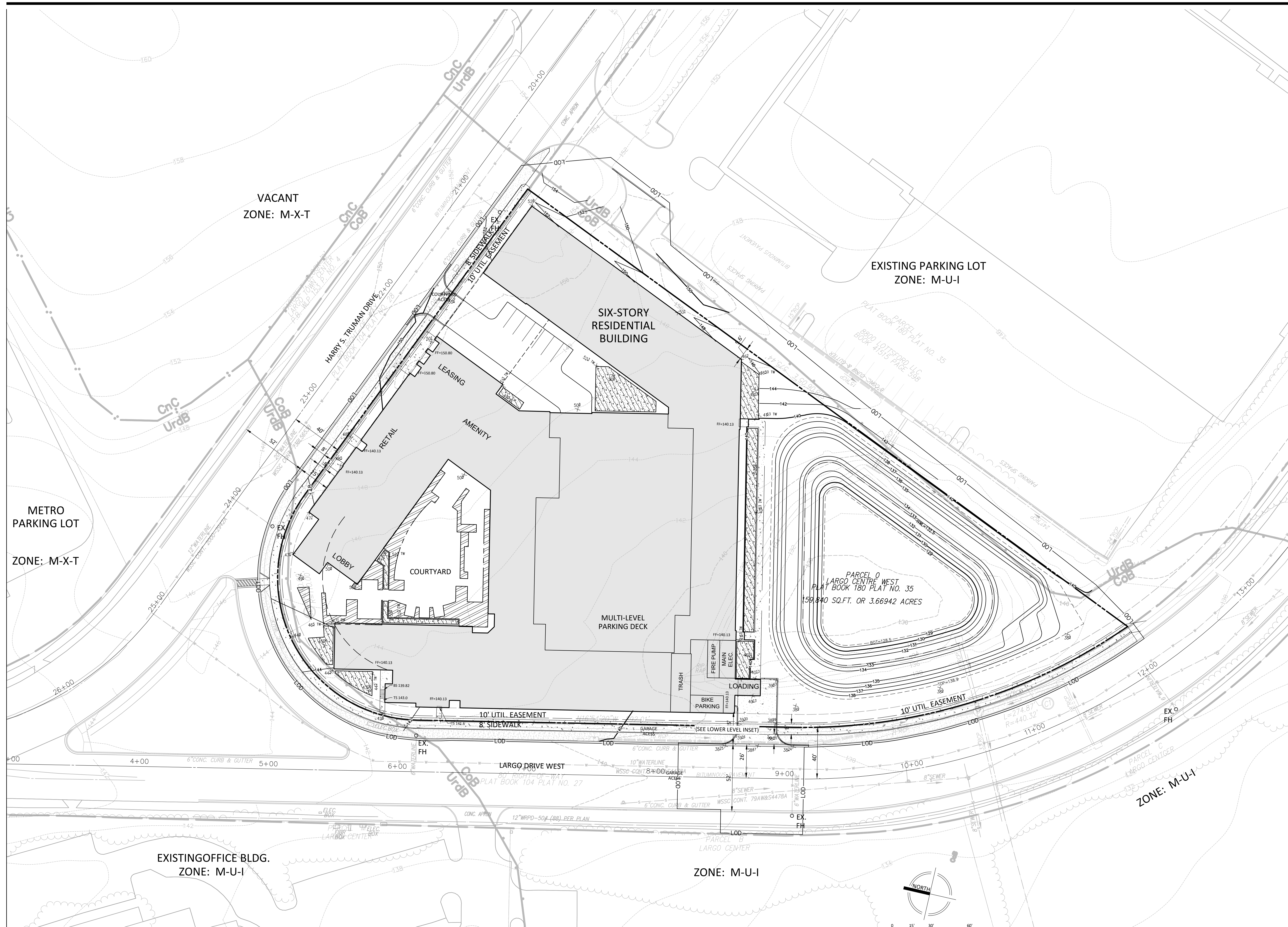
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DESIGNED BY: JS

DATE ISSUED: 2/8/2022



































































VIKA
PROJECT VM50556A
DRAWING
NO

SHEET NO. PP-003

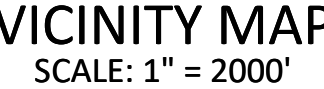


NOTE: FOR ADDITIONAL EXISTING ENVIRONMENTAL CONDITIONS, SEE TCP1.

PLAN LEGEND

              	<p>PROPERTY LINES</p> <p>EXISTING CABLE TELEVISION CONDUIT</p> <p>EXISTING ELECTRICAL CONDUIT</p> <p>EXISTING EDGE OF PAVEMENT</p> <p>EXISTING FENCE LINE</p> <p>EXISTING NATURAL GAS CONDUIT</p> <p>EXISTING OVERHEAD WIRES</p> <p>EXISTING TELEPHONE CONDUIT</p> <p>EXISTING PUBLIC UTILITIES EASEMENTS</p> <p>EXISTING SANITARY SEWER CONDUIT</p> <p>EXISTING STORM DRAIN CONDUIT</p> <p>EXISTING WATER CONDUIT</p> <p>EXISTING ZONE LIMITS</p> <p>PROPOSED 10' CONTOUR</p> <p>PROPOSED 2' CONTOUR</p>	               	<p>PROPOSED WATER LINE</p> <p>PROPOSED SANITARY SEWER WITH STRUCTURE</p> <p>PROPOSED STORM DRAIN</p> <p>PROPOSED LIMITS OF DISTURBANCE</p> <p>PROPOSED STORM WATER EASEMENT</p> <p>EXISTING PARKING LABEL</p> <p>EXISTING SANITARY CLEANOUT</p> <p>EXISTING STORM DRAIN MANHOLE</p> <p>EXISTING ELECTRICAL JUNCTION BOX</p> <p>EXISTING ELECTRICAL MANHOLE</p> <p>EXISTING FIRE DEPARTMENT CONNECTION</p> <p>EXISTING FIRE HYDRANT</p> <p>EXISTING GAS MANHOLE</p>	              	<p>EXISTING GUY POLE</p> <p>EXISTING GAS VALVE</p> <p>EXISTING LIGHT POLE WITH STRUCTURE</p> <p>EXISTING PHONE PEDESTAL</p> <p>EXISTING PHONE MANHOLE</p> <p>EXISTING UTILITY POLE</p> <p>EXISTING SANITARY MANHOLE</p> <p>EXISTING TRAFFIC CONTROL BOX</p> <p>EXISTING TRAFFIC SIGNAL POLE</p> <p>EXISTING TREE</p> <p>EXISTING TELEPHONE PEDESTAL</p> <p>EXISTING UNKNOWN UTILITY MANHOLE</p> <p>EXISTING WATER METER</p> <p>EXISTING WATER MANHOLE</p> <p>EXISTING RISER VALVE</p>	           	<p>EXISTING SIGN POST</p> <p>EXISTING WOOD POST</p> <p>EXISTING INLETS</p> <p>EXISTING CURB INLET</p> <p>EXISTING CONCRETE GUTTER</p> <p>EXISTING BUILDING</p> <p>EXISTING ELECTRICAL TRANSFORMER</p> <p>EXISTING ASPHALT</p> <p>EXISTING EASEMENT</p> <p>EXISTING REINFORCED CONCRETE PIPE</p> <p>EXISTING CORRUGATED METAL PIPE</p> <p>EXISTING BUILDING RESTRICTION LINE</p>	       	<p>BUILDING HEIGHT MEASURING POLE</p> <p>PROPOSED FIRE RACKS</p> <p>PROPOSED LIGHTS</p> <p>PROPOSED PARKING LABELS</p> <p>PROPOSED HARDSCAPING</p> <p>PROPOSED FIRE HYDRANT</p> <p>DOOR LOCATION</p> <p>PROPOSED SWM FACILITY</p>
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PROJECT NAME: _____	
PROJECT NUMBER: PP-4-21060	
<p><i>For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet</i></p> <p><i>Revision numbers must be included in the Project Number</i></p>	

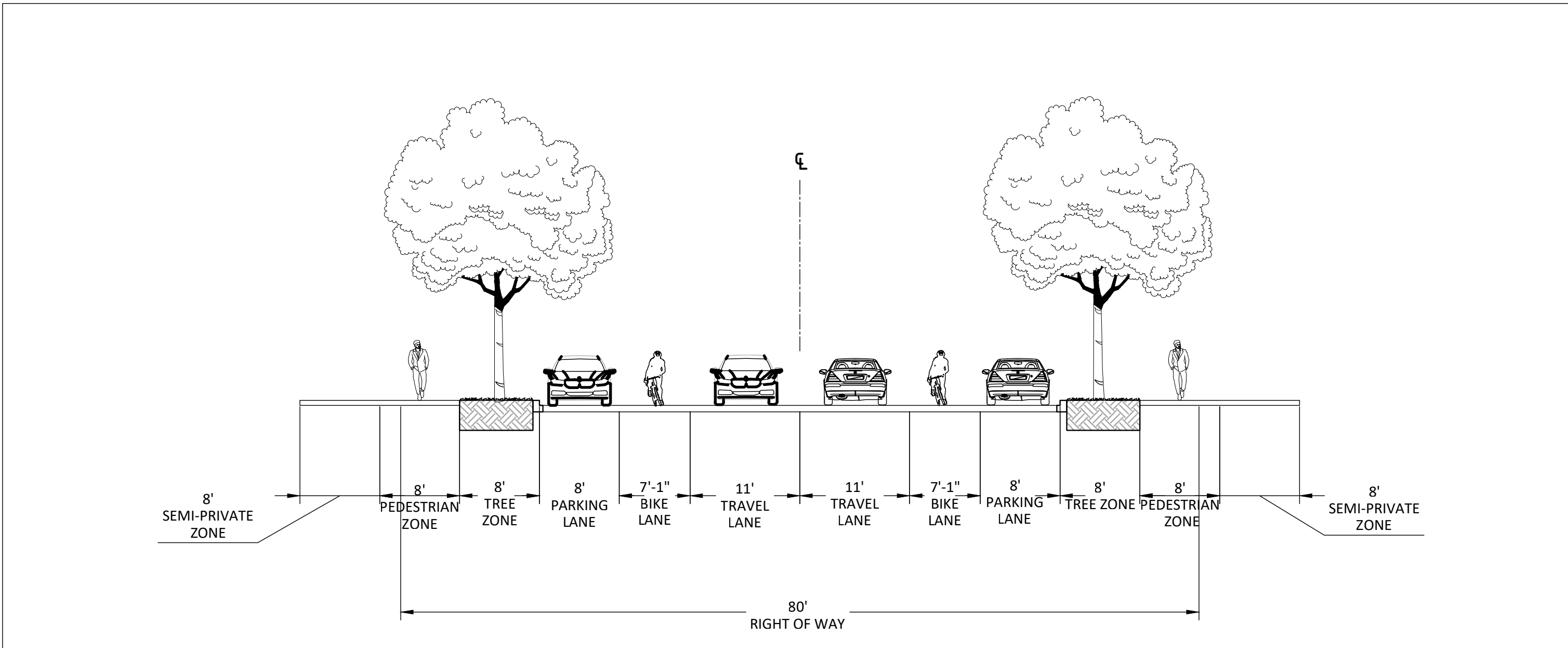


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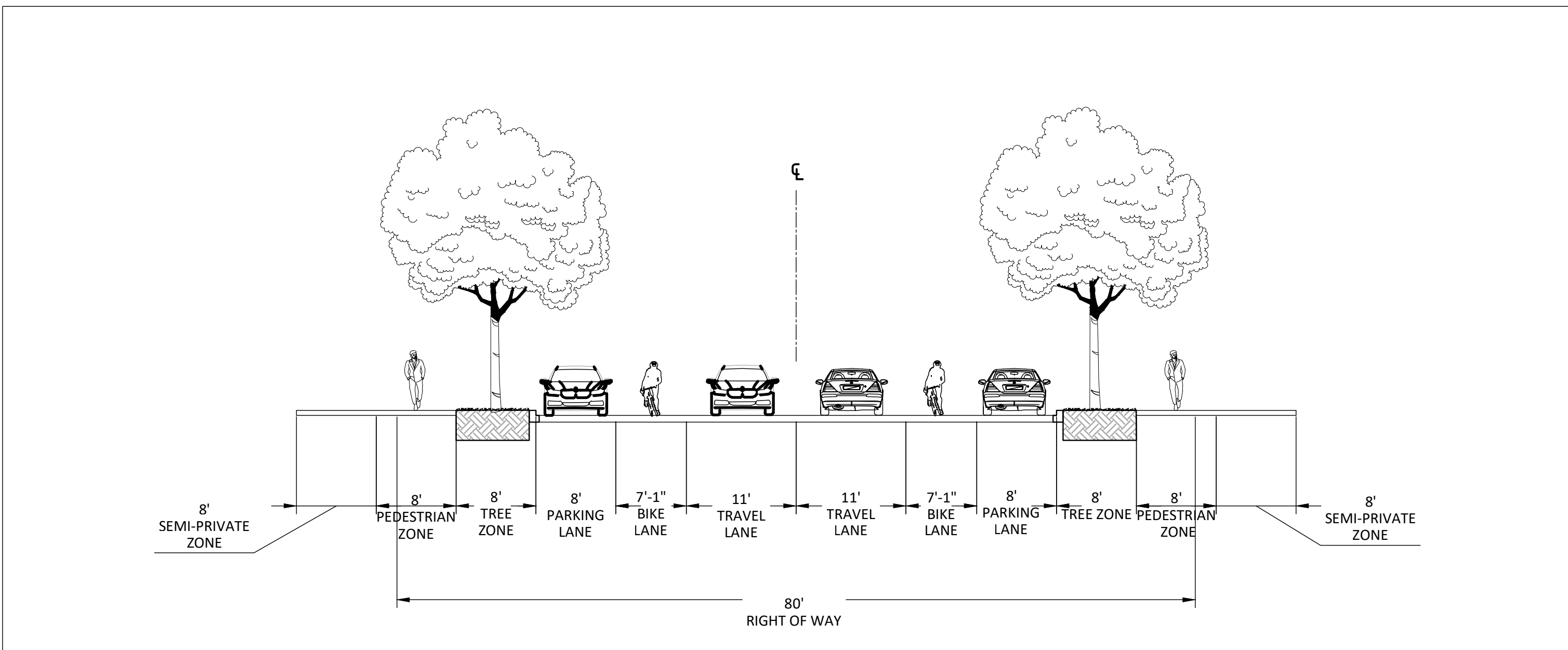
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thaller@gibbshaller.com



SCALE: 1" = 10'-0"

NOTE: NO CHANGE PROPOSED TO CURRENT CONDITION WITH ONE-WAY TRAFFIC; SECTION SHOWS FUTURE CONDITION WITH TWO-WAY TRAFFIC; EXTRA CURB-TO-CURB WIDTH ADDED TO BIKE LANES PER MASTER PLAN



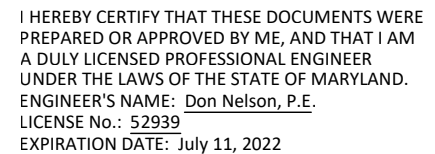
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[illegible]

**LARGO
PARCEL O**
PARCEL O
13TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY,
MARYLAND
WSSC GRID: 201NE08
TAX MAP:067 D3

STREET CROSS SECTIONS



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DESIGNED BY: JS

DATE ISSUED: 2/8/2022

VIKA
PROJECT VM50556A

DRAWING
NO.

SHEET NO. PP-004

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